

## LEGAL DESCRIPTION

Real Property in the City of San Jose, County of Santa Clara, State of California, described as follows:

### PARCEL ONE:

An undivided 4.76% interest as a tenant in common in and to PARCEL 1, of Parcel Map, entitled, "A One-Lot Subdivision for 26 Industrial Condominium Units..." filed on April 14, 2005, in Map Book 783, at Pages 49 through 51, inclusive, Santa Clara County Official Records, and as amended by that certain Certificate of Correction, recorded July 29, 2005, as Instrument No. 18499850, Santa Clara County Records.

EXCEPTING and RESERVING therefrom the following:

A) Units 101-107, 201-207, 301-307 and 401-408, in Buildings 1, 2, 3 and 4, as delineated on the Condominium Plan recorded August 11, 2005, Instrument No. 18519634, Santa Clara County Official Records.

B) The exclusive rights to use those areas designated "Exclusive Use Common Areas", for parking spaces; heating and air conditioning equipment, as defined and described in that certain document entitled "Declaration of Covenants and Restrictions establishing a plan for Condominium Ownership for Venture Commerce Center-South San Jose", recorded August 11, 2005 as Instrument No. 18519635 of Santa Clara County Official Records, and as said Parking Spaces are further designated and delineated on the Condominium Plan, recorded August 11, 2005, Instrument No. 18519634, Santa Clara County Official Records.

C) Non-exclusive easements, including but not limited to rights for support, public utilities, ingress and egress over the Common Area, as defined and described in that certain document entitled "Declaration of Covenants and Restrictions establishing a plan for Condominium Ownership for Venture Commerce Center-South San Jose", recorded August 11, 2005 as Instrument No. 18519635, Santa Clara County Official Records.

### PARCEL TWO:

Unit 404, Building 4 as delineated on the Condominium Plan, recorded August 11, 2005, Instrument No. 18519634, Santa Clara County Official Records.

### PARCEL THREE:

The exclusive right to use certain "Exclusive Use Common Areas", for parking spaces; heating and air conditioning equipment, as defined and described in that certain document entitled "Declaration of Covenants and Restrictions establishing a plan for Condominium Ownership for Venture Commerce Center-South San Jose", recorded August 11, 2005 as Instrument No. 18519635, Santa Clara County Official Records, including specifically Parking Space areas designated and delineated as P94, P95, P96, P97, P202 and P203 on the Condominium Plan, recorded August 11, 2005, Instrument No. 18519634, Santa Clara County Official Records.

### PARCEL FOUR:

Non-exclusive rights for ingress, egress over the Common Area, as described in the Declaration of Covenants and Restrictions establishing a plan for Condominium Ownership for Venture Commerce Center-South San Jose", recorded August 11, 2005 as Instrument No. 18519635 of Santa Clara County Official Records.

SUBJECT TO that certain document entitled "Declaration of Covenants and Restrictions establishing a plan for Condominium Ownership for Venture Commerce Center-South San Jose", recorded August 11, 2005 as Instrument No. 18519635, Santa Clara County Official Records.